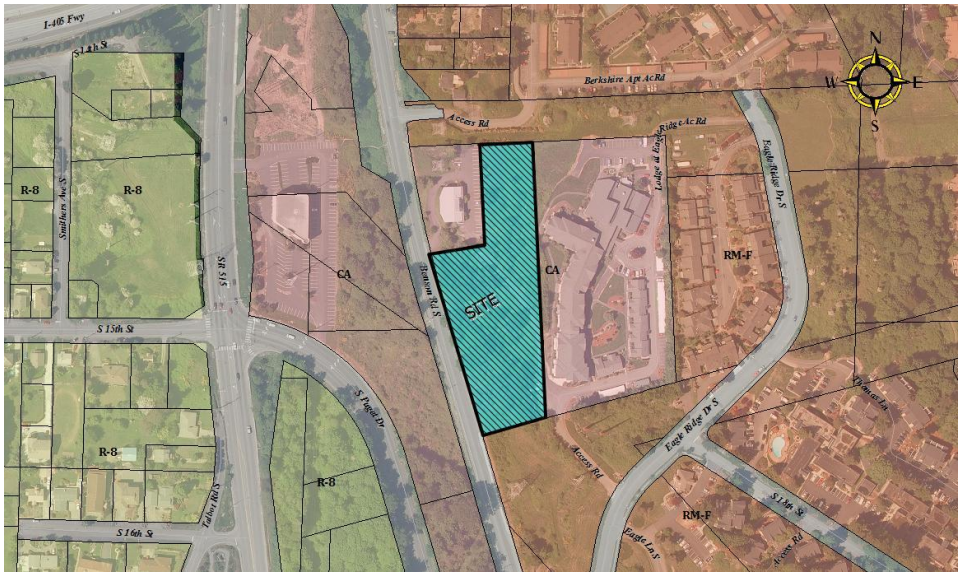
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	May 17, 2010		
Project Name:	Eagle Ridge PUD		
Owner:	Chris Koruga, Eagle Ridge LLC, 5454 30th Avenue SW, Seattle, WA 98126		
Applicant:	Same as abeve		
Contact:	Same as above		
File Number:	LUA09-150, ECF, PPUD		
Project Manager:	Gerald Wasser, Associate Planner		
Project Summary:	The applicant is requesting Environmental (SEPA) Review and a Preliminary Planned Urban Development (PPUD) for a mixed used project including office and residential uses. The subject site is located at 1600 Benson Road S. The site is composed of two vacant parcels totaling 125,708 square feet (2.89 acres) located within the Commercial Arterial (CA) zone. The applicant has proposed two 4-story buildings with a total of 117 apartment units which would result in a net density of 43.65 units per acre. The southernmost building would have 61 residential units and 4,039 square feet of office use on the ground floor. The northernmost building would have 56 residential units. Access to the site would be gained from Benson Road S and from a private easement that connects to Eagle Ridge Drive S. The applicant has proposed to retain 40 significant trees. The site has areas of erosion hazard, moderate to high landslide hazard, and protected slopes.		
Project Location:	1600 Benson Road S		
Exist. Bldg. Area SF:	N/A	*Proposed New Bldg. Area (footprint):* *Proposed New Bldg. Area (gross):*	38,256 sf 150,300 sf
Site Area:	125,708 sf (2.89 ac)	*Total Building Area GSF:*	150,300 sf
STAFF RECOMMENDATION:	**Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).**		



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental (SEPA) Review and approval of a Preliminary Planned Urban Development (PPUD) for a mixed use development including office and residential uses on a 2.89 acres site. The proposed project is within the Commercial Arterial (CA) zone. The proposal includes two 4-story (48-foot) buildings with a total of 117 apartment units and 4,039 square feet of office space. The net density of the proposed project would be 43.65 dwelling units per acre. A total of 156 surface and garage parking stalls are proposed. Approximately 500 cubic yards of earth would be exported and 100 cubic yards of fill would be imported.

The subject property slopes downward to the west and northwest. Slopes on much of the property exceed 15 percent with some areas of man-made 40 percent or greater slopes which were created during private and public road construction. The site is within a moderate to high landslide hazard area and high erosion hazard area.

The applicant will retain 40 of the 81 trees which exist on the site. Landscaping of the proposed project would include the planting of additional trees which include Glory Red Maple, Vine Maple, Korean Stewartia, and Western Red Cedar.

A Geotechnical Engineering Reconnaissance, a Preliminary Drainage Report, and a Traffic Report were submitted with the project application materials.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. Erosion control shall be maintained for the duration of the project. Weekly status reports shall be submitted to the Development Services Division Plan Review project manager.
2. The applicant shall be required to comply with the recommendations contained in the Geotechnical Engineering Reconnaissance, dated May 19, 2006, prepared by Geotech Consultants, Inc. during clearing, grading, site and building construction.
3. In the event that pile driven foundations are utilized, the applicant shall submit noise and vibration studies and may be restricted to certain days and hours of pile driving activities.
4. The applicant shall pay a Parks Mitigation Fee based on $354.51 per each new multi-family unit which is estimated to be $41,477.67 and is payable prior to the issuance of building permits.
5. In the event that archaeological artifacts are encountered during construction, work shall immediately be stopped and the applicant shall submit an archaeological resource survey of the site. The survey shall conform to the requirements and standards of the Washington State

Office of Archaeology and Historic Preservation and must be conducted under the supervision of a state-approved archaeologist. Work shall recommence only when approval is received by the State Office of Archaeology and Historic Preservation.

6. The applicant shall pay a Traffic Mitigation Fee in the amount of $75.00 for each new average daily trip prior to the issuance of building permits. The fee is estimated to be $39,192.75.
7. The applicant shall pay a Fire Mitigation Fee based on $388.00 per each new multi-family unit and $0.52 per square foot of office space payable prior to the issuance of building permits. This fee is estimated to be $45,606.00.

C. Exhibits

Exhibit 1	Vicinity Map
Exhibit 2	Site Plan
Exhibit 3	Site Exploration Map prepared by Geotech Consultants, Inc.
Exhibit 4	Conceptual Grading Plan
Exhibit 5	Conceptual Landscape Plan
Exhibit 6	Zoning Map

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site is currently vacant. A Geotechnical Engineering Reconnaissance, dated May 19, 2006, was prepared by Geotech Consultants, Inc. That report states that a majority of the site has slopes in excess of 15 percent with most of the property having slopes less than 40 percent. The report identifies five areas of protected slopes (40 percent or greater). These steep slope areas were created by the filling of soil over native ground or by excavating native ground. The geotechnical report further states that these steep slope areas were created during the construction of the driveway that extends through the site. The report states that no construction should occur on Areas 1 and 4. Because Areas 2, 3, and 5 were created for driveway construction, the geotechnical report states these slopes can be reconfigured through grading to allow development. Additionally, the applicant has indentified the five areas described above and two additional areas which have slopes of 40 percent or greater. The applicant contends that these two additional areas which are located along the eastern boundary of the property were created during the construction of Benson Road S.

The proposed project site is within a medium to high landslide hazard area and a high erosion hazard area. The geotechnical report states that development on the site would not increase the threat of geological hazard to adjacent properties beyond pre-development conditions, would not adversely impact other critical areas, and could safely be accommodated on the site. Staff recommends a mitigation measure that erosion control shall be maintained for the duration of the project and that weekly reports shall be submitted to the Development Services Plan Review project manager.

Conventional footing foundations are considered to be adequate for most areas of the proposed project site by the geotechnical report. However, in filled areas, deep foundations consisting of drilled concrete or pile driven steel piles may be needed.

The geotechnical report recommends that all permanent cuts into native soil and compacted fill soils be inclined no steeper than 2:1 (horizontal: vertical). It further recommends that no water be allowed to flow over the top of any fill slope. All permanently exposed slopes should be seeded with vegetation to reduce erosion and improve the stability of the surface soil layer.

The geotechnical report also recommends the use of footing drains at the base of all footings and backfilled, earth-retaining walls. Such drains should consist of 4-inch diameter, perforated PVC pipe surrounded by at least 6-inches of 1-inch minus, washed rock that is encircled with non-woven, geotextile fabric. At its highest point, the perforated pipe should be at least as low as the bottom of the footing, and it should be sloped for drainage. All roof and surface water drains must be kept separate from the foundation drain system.

Further, the geotechnical report recommends that the excavation and the site should be graded in a manner that surface water is directed off-site and away from the tops of slopes all slopes. Water should not be allowed to stand in any area where foundations, slabs, or pavements are to be constructed. Final grading in areas adjacent to the proposed buildings should be sloped at least 2 percent away from the building, except where the area is to be paved. Water from roof, storm water, and foundation drains should be tightlined to a suitable outfall away from slopes.

Staff recommends that as a mitigation measure that the applicant be required to comply with the recommendations contained in the Geotechnical Engineering Reconnaissance, dated May 19, 2006, prepared by Geotech Consultants, Inc.

Mitigation Measures:

1. Erosion control shall be maintained for the duration of the project. Weekly status reports shall be submitted to the Development Services Division Plan Review project manager.
2. The applicant shall be required to comply with the recommendations contained in the Geotechnical Engineering Reconnaissance, dated May 19, 2006, prepared by Geotech Consultants, Inc. during clearing, grading, site and building construction.

Nexus: SEPA Environmental Regulations

2. Water - Storm Water

Impacts: A Preliminary Technical Information Report (TIR) prepared by Taylor Engineering Consultants, dated March 12, 2009 was submitted with the application materials. According to the report the site slopes downward to the west and then to Benson Road S. There is a piped storm drain conveyance system along Benson Road S with an overflow to Talbot Road S just north of the proposed project site.

The TIR states the proposed project would discharge site runoff to the Benson Road S drainage system. It further states that detention would be required and flow control would be provided in two separate detention vaults which would function independently.

The City's Plan Review Section has reviewed the submitted drainage report. As a result of this review a final TIR and design, in compliance with the 2009 King County Surface Water Design Manual adopted and amended by the City of Renton, is required.

Mitigation Measures: No further mitigation is recommended.

Nexus: SEPA Environmental Regulations and 2009 King County Surface Water Design Manual as adopted and amended by the City of Renton

3. Vegetation

Impacts: There are 81 trees on the project site which consist of cottonwoods, maples, hemlocks, and conifers including cedars. The site is zoned Commercial Arterial (CA) and in commercial zones 5 percent of non-excluded trees must be retained. While 1.6 trees must be retained, the applicant proposes to retain 40 trees.

The applicant has submitted a conceptual landscape plan with the application materials. The landscape plan indicates that vegetation would include Glory Red Maple, Vine Maple, Korean Stewartia, Western Red Cedar, Redtwig Dogwood, Yellowtwig Dogwood, Oregon grape, Pacific Wax Myrtle, Zabel Laurel, Red Flowering Currant, Kelsey Dogwood, Spirea, Sword Fern, Salal, Creeping Oregon Grape, and Wild Strawberry.

Mitigation Measures: No further mitigation is recommended.

Nexus: N/A

4. Noise

Impacts: The Geotechnical Engineering Reconnaissance dated May 19, 2006, prepared by Geotech Consultants, Inc. states that in most areas of the site conventional footing foundations should be adequate. However, in filled areas, deep foundations consisting of drilled concrete or driven steel piles may be needed. Therefore, staff recommends a mitigation measure that in the event pile driven foundations are utilized, the applicant shall submit additional noise and vibration and may be subject to restricted to certain days and hours of pile driving activities.

Mitigation Measures: In the event of pile driven foundations are utilized, the applicant shall submit noise and vibration studies and may be restricted to certain days and hours of pile driving activities.

Nexus: SEPA Environmental Regulations.

5. Recreation

Impacts: While the proposed project would provide some on-site recreation areas, the project is anticipated to generate future demand on existing City parks and recreational facilities and programs. Therefore, staff recommends a mitigation measure requiring that the applicant pay a Parks Mitigation Fee based on $354.51 per each new multi-family unit. The fee is estimated to be $41,477.67 (117 multi-family units x $354.51 = $41,477.67) and would be payable prior to issuance of building permits.

Mitigation Measures: The applicant shall pay a Parks Mitigation Fee based on $354.51 per each new multi-family unit which is estimated to be $41,477.67 and is payable prior to the issuance of building permits.

Nexus: SEPA Environmental Regulations, Resolution 3037

6. Transportation

Impacts: Access to the proposed project would be from Benson Road S. Emergency access would be provided via an existing paved access easement which is located in the eastern part of the project site. It is anticipated that the proposed project would result in impacts to the City's street system. Therefore, staff recommends a mitigation measure requiring the payment of a Traffic Mitigation Fee in the amount of $75.00 for each new average daily trip prior to the issuance of building permits. The Traffic Mitigation Fee is estimated to be $39,192.75 (478.53 residential trips + 44.04 office trips x $75.00 = $39,192.75).

Mitigation Measures: The applicant shall pay a Traffic Mitigation Fee in the amount of $75.00 for each new average daily trip prior to the issuance of building permits. The fee is estimated to be $39,192.75.

Nexus: SEPA Environmental Regulations, Resolution 3100

7. Fire & Police

Impacts: The proposal would add new residential units to the City that would potentially impact the City's Police and Fire Emergency Services. Staff recommends as a mitigation measure that the applicant pay a Fire Mitigation Fee based on $388.00 per each new multi-family unit and $0.52 per square foot of office space. The fee is estimated to be $45,606.00 (117 multi-family units x $388.00 + 4,039 sf of office x $0.52 = $45,606.00).

Mitigation Measures: The applicant shall pay a Fire Mitigation Fee based on $388.00 per each new multi-family unit and $0.52 per square foot of office space payable prior to the issuance of building permits. This fee is estimated to be $45,606.00.

Nexus: SEPA Environmental Regulations, Resolution 2913

8. Public Services - Schools

Impacts: The Renton School District has indicated that students generated by the proposed project would be served by Talbot Hill Elementary School, Dimmitt Middle School, and Renton High School. The School District has also indicated that school transportation may be impacted resulting in the potential need for an additional bus in the morning and afternoon. Currently, the Renton School District Impact Fee is $1,258.00 per each new multi-family unit. This fee is payable prior to the issuance of building permits.

Mitigation Measures: No further mitigation is recommended.

Nexus: N/A

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

<u>Environmental Determination Appeal Process</u>: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, June 4, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC 4-4-030C.2 limits the haul hours between 8:30 am and 3:30 pm Monday through Friday unless otherwise approved by the Planning Division.
2. Commercial, multi-family, new single-family, and other non-residential construction activities shall be restricted to the hours between 7:00 am and 8:00 pm Monday through Friday. Work on Saturdays shall be restricted to the hours between 9:00 am and 8:00 pm. No work shall be permitted on Sundays.
3. The current Renton School District Impact Fee is $1,258.00 per new multi-family unit and is payable prior to issuance of building permits.

Water:

1. The System Development Charge is based on total meter size(s). This fee is payable with the construction permit.

Sanitary Sewer:

2. The System Development Charge is also based on total meter size(s). This fee is payable with the construction permit.

Surface Water:

1. A final TIR and design, in compliance with the 2009 King County Surface Water Design Manual as adopted and amended by the City of Renton, along with any supporting reports or other documents is required with the final surface water design for the construction permit.
2. The Surface Water SDC fee is $0.405 per square foot of new impervious area but not less than $1,012. This fee is collected at the time a construction or utility permit is issued, prior or concurrent to the issuance of the building permit. The fee will be determined based on final plans.
3. Erosion Control is required throughout the project.

Transportation:

1. A Traffic Mitigation Fee of $75.00 per additional Average Daily Trip is triggered for this work. See Traffic Mitigation Fee sheet #868 for specifics.
2. A traffic control plan for any work within the right-of-way is required.

Plan Review – General:

1. All plans shall conform to the Renton Drafting Standards.
2. A construction permit is required. When plans are complete three copies of the drawings, two copies of the drainage report, a construction estimate, application and appropriate fee shall be submitted to the City Hall sixth floor counter.
3. Temporary Erosion Control shall be installed and maintained to the satisfaction of the representative of the Development Services Division for the duration of the project.
4. A construction plan indicating haul route and hours, construction hours and a traffic control plan shall be submitted for approval prior to any permit being issued. Haul hours shall be restricted to 8:30 a.m. to 3:30 p.m. unless approved in advance by the Development Services Division.

Fire:

1. Fire Mitigation fees are $388.00 per multi-family unit and $0.52 per square foot of office space.
2. The preliminary fire flow is 2,750 gpm. One hydrant is required within 150-feet of each structure and two additional hydrants are required within 300-feet of each structure. A looped water main is required to be installed around the buildings.
3. An approved fire alarm system is required to be installed throughout all buildings per City ordinance. Separate plans and permits are required for the installation of fire sprinkler systems. Direct outside access is required to fire sprinkler riser rooms.
4. Fire Department access roadways are required to within 150-feet of all portions of building exteriors. Roadways are minimum 20-feet in width with a turning radius of 45-feet outside and 25-feet inside. A properly recorded fire access easement is required over the adjacent parcel to the northwest of the project in order to provide fire code approved apparatus access.
5. Prior to final occupancy, an electronic site plan shall be submitted for pre-fire planning purposes.